

Indexing Instructions: Lot 22, Section "A", Northwood Hills Subdivision

**WARRANTY DEED**


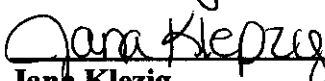
FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, **Mike Klepzig and wife, Jana Klepzig**, does hereby Grant, Bargain, Sell, Convey and Warrant unto **Edward V. Baker and Victoria V. Baker, husband and wife** as tenants by the entirety with full rights of survivorship and not as tenants in common, the following land and property located and situated in DeSoto County, Mississippi, described as follows, to-wit:

**Lot 73, Oakwood Park Subdivision situated in Section 8, Township 2 South, Range 6 West, DeSoto County, Mississippi as per plat recorded in Plat Book 68, Pages 4-7, Chancery Clerk's office, DeSoto County, Mississippi.**

The above described property is subject to the zoning regulations of DeSoto County, Mississippi, and air, water, pollution, and flood control regulations imposed by any governmental authority having jurisdiction over same. The conveyance is subject to those building restrictions and protective covenants recorded in Plat Book 68, Pages 4-7, on file in the office of the Chancery Clerk of DeSoto County, Mississippi, and which are incorporated herein by this reference.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the pro-ration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid. The Grantee will be responsible for paying the property taxes due January 1, 2007.

WITNESS THE SIGNATURE OF THE GRANTORS, this the 27th day of November, 2006.

  
\_\_\_\_\_  
Mike Klepzig  
  
\_\_\_\_\_  
Jana Klezig

*Stroud*

*2*

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Mike Klepzig and Jana Klepzig, who severally acknowledged that they signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY HAND AND SEAL, this the 27th day of November, 2006.

*Michelle Watts*  
\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



Prepared By and  
After Recording, Return To:  
Stroud & Harper, P.C.  
Post Office Box 210  
Southaven, MS 38671  
(662) 536-5656  
File # 06-3261

Grantors Address: 10125 Cypress Plantation Dr. S. Olive Branch, MS 38654  
Telephone Numbers: Home: N/A Work: (662) 893-7400

Grantees Address: 4297 Elizabeth Circle W. Olive Branch, MS 38654

Telephone Numbers: Home: N/A Work: 901-380-6130

*MK*  
*JSC*